

## MINUTES OF COUNCIL STUDY MEETING – DECEMBER 16, 2014

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THE WEST VALLEY CITY COUNCIL MET IN STUDY SESSION ON TUESDAY, DECEMBER 16, 2014, AT 4:30 P.M., IN THE MULTI-PURPOSE ROOM, WEST VALLEY CITY HALL, 3600 CONSTITUTION BOULEVARD, WEST VALLEY CITY, UTAH. THE MEETING WAS CALLED TO ORDER AND CONDUCTED BY MAYOR BIGELOW.

THE FOLLOWING MEMBERS WERE PRESENT:

Ron Bigelow, Mayor  
Corey Rushton, Councilmember At-Large  
Lars Nordfelt, Councilmember At-Large  
Tom Huynh, Councilmember District 1  
Steve Buhler, Councilmember District 2  
Steve Vincent, Councilmember District 4

Wayne Pyle, City Manager  
Sheri McKendrick, City Recorder

ABSENT: Karen Lang, Councilmember District 3

STAFF PRESENT:

Paul Isaac, Assistant City Manager/HR Director  
Eric Bunderson, City Attorney  
Kevin Astill, Parks and Recreation Director  
Lee Russo, Police Chief  
John Evans, Fire Chief  
Russell Willardson, Public Works Director  
Jim Welch, Finance Director  
Layne Morris, CPD Director  
Steve Pastorik, Acting CED Director  
Aaron Crim, Acting Strategic Communications Director  
Steve Lehman, CED Department  
Jody Knapp, CED Department  
Lee Logston, CED Department  
Bob Fitzgerald, Fire Department  
Dan Johnson, Public Works Department  
Jake Arslanian, Public Works Department

1. **APPROVAL OF MINUTES OF STUDY MEETING HELD DECEMBER 2, 2014**

The Council read and considered Minutes of the Study Meeting held December 2, 2014. There were no changes, corrections or deletions.

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After discussion, Councilmember Nordfelt moved to approve the Minutes of the Study Meeting held December 2, 2014, as written. Councilmember Buhler seconded the motion.

A roll call vote was taken:

Mr. Vincent	Yes
Mr. Buhler	Yes
Mr. Huynh	Yes
Mr. Rushton	Yes
Mr. Nordfelt	Yes
Mayor Bigelow	Yes

Unanimous.

### 2. **MARGARET PETERSON – COMMUNITY EDUCATION PARTNERSHIP (CEP) ANNUAL REPORT**

Upon introduction by Mayor Bigelow, Margaret Peterson, Executive Director of Community Education Partnership (CEP), addressed the City Council. She expressed appreciation for the opportunity to report to the Council and introduced board members and after-school program coordinators from Kennedy Jr. High who were in attendance.

Using PowerPoint, Ms. Peterson discussed information summarized as follows:

- Background and history of CEP
- Goals and objectives
- Programs funded by major grants
- 2014 Donors – funding and in-kind services
- Partnerships
- Programs
- Board of Directors
- Photographs of students participating in after-school and other programs at various schools in West Valley City
- External program evaluations and statistics regarding positive student outcomes

During the presentation, Ms. Peterson also answered questions from members of the City Council. She expressed appreciation for the City's support of the CEP and its programs.

Councilmember Buhler stated he had served as a board member for four years and complimented Ms. Peterson on her efforts regarding the CEP and its programs. He also expressed a desire to see the program as a long-term community project with the hopes of keeping the students in West Valley City.

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### 3. **DON CHRISTENSEN – SISTER CITY STUDENT EXCHANGE PROGRAM UPDATE**

Upon introduction by the Mayor, the Chairman of the Sister City Committee, Don Christensen, discussed the Sister City Student Exchange Program including recruiting efforts in five high schools in and around the City. He indicated only two applications had been submitted, both from students attending Skyline High School on the east side of the Salt Lake Valley. He advised that the Committee members were adamant the program should only be for students who were West Valley City residents. He also advised work continued regarding scholarship funding and transportation donations. He reported the Committee was still evaluating the program and it was anticipated it would not go forward this year.

Mr. Christensen answered questions from members of the City Council and listened to input and suggestions.

### 4. **REVIEW AGENDA FOR REGULAR MEETING SCHEDULED DECEMBER 16, 2014**

Mayor Bigelow informed no new items had been added to the Agenda for the Regular Meeting scheduled later this night. Upon inquiry, there were no further questions regarding items scheduled on that Agenda.

### 5. **PUBLIC HEARINGS SCHEDULED JANUARY 6, 2015:**

#### A. **PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING RE-OPENING THE FY 2014-2015 BUDGET**

Mayor Bigelow stated a public hearing had been advertised for the Regular Council Meeting scheduled January 6, 2015, in order for the City Council to hear and accept public input regarding re-opening the Fiscal Year 2014-2015 Budget.

Proposed Ordinance No. 15-01 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

#### **ORDINANCE NO. 15-01, AMENDING THE BUDGET OF WEST VALLEY CITY FOR THE FISCAL YEAR BEGINNING JULY 1, 2014 AND ENDING JUNE 30, 2015, TO REFLECT CHANGES IN THE BUDGET FROM INCREASED REVENUES AND AUTHORIZE THE DISBURSEMENT OF FUNDS**

City Manager, Wayne Pyle, discussed proposed Ordinance No. 15-01 that would amend the Budget of West Valley City for the fiscal year beginning July 1, 2014 and ending June 30, 2015, to reflect changes in the Budget from increased revenues and authorize the disbursement of funds.

He stated State Statute Title 10, Chapter 6, Utah Code Annotated 1953, as amended, allowed West Valley City to amend its budget during the year. The

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City held public hearings on budget amendments on a quarterly basis each fiscal year. Public notice had been given as required by law.

The City Manager discussed footnote nos. 1 through 16 and explained in detail each line item, and by reference made part of this record. He answered questions from members of the City Council regarding specific line items and other matters pertaining to the proposed budget opening.

The City Council will hold a public hearing and consider proposed Ordinance No. 15-01 at the Regular Council Meeting scheduled January 6, 2015, at 6:30 P.M.

**B. PUBLIC HEARING, ACCEPT PUBLIC INPUT REGARDING APPLICATION NO. S-19-2014, FILED BY ABDUL AFRIDI, REQUESTING A PLAT AMENDMENT FOR LOTS 1, 13 AND 14, AND A PARTIAL STREET VACATION FOR A PORTION OF WINTON STREET IN THE CHESTERFIELD PLAT A SUBDIVISION LOCATED AT APPROXIMATELY 2516 SOUTH WINTON STREET**

Mayor Bigelow informed a public hearing had been advertised for the Regular Council Meeting scheduled January 6, 2015, in order for the City Council to hear and consider public input regarding Application No. S-19-2014, filed by Abdul Afridi, requesting a plat amendment for Lots 1, 13 and 14, and a partial street vacation for a portion of Winton Street in the Chesterfield Plat A Subdivision located at approximately 2516 South Winton Street.

Proposed Ordinance No. 15-01 related to the proposal to be considered by the City Council subsequent to the public hearing, was discussed as follows:

**ORDINANCE NO. 15-02 APPROVING THE AMENDMENT OF LOTS 1, 13 AND 14 OF THE CHESTERFIELD PLAT A SUBDIVISION, INCLUDING A PARTIAL STREET VACATION TO A PORTION OF WINTON STREET**

Steve Lehman, CED Department, discussed proposed Ordinance No. 15-02 that would approve the amendment of Lots 1, 13 and 14 of the Chesterfield Plat A Subdivision, including a partial street vacation to a portion of Winton Street.

He stated the application would approve the amendment as described and also dedicate a new cul-de-sac to allow Winton Street to end with an approved terminus. It would also vacate a portion of Winton Street that was no longer needed. The property was bordered on the north, south and west by existing residential uses and the east by Winton Street and UTA's Trax line.

The applicant had proposed to construct a cemetery at the south end of Winton Street, located in close proximity to the Islamic Society of Greater Salt Lake. It would be that organization to oversee the operation of the cemetery. A cemetery

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was defined as a community use in the City's land use code. In the agricultural zone, community use was listed as a permitted use. Issues related to the development of this site would be addressed as part of the permitted use application. The subject application would consolidate lots, vacate and dedicate right-of-way.

Access to the cemetery would be gained from Winton Street via the new cul-de-sac. At the present time, public improvements did not exist along Winton Street. The cul-de-sac would be constructed with curb, gutter, sidewalk, and a streetlight. The south end of Winton Street was not needed and would therefore be vacated.

Mr. Lehman further reviewed and discussed the Application and proposed Ordinance and displayed a map. He also answered questions from members of the City Council.

Upon further discussion, Councilmember Rushton suggested landscaping requirements be required for properties along the Trax line.

The City Council will hold a public hearing regarding Application No. S-19-2014 and consider proposed Ordinance No. 15-02 at the Regular Council Meeting scheduled January 6, 2015, at 6:30 P.M.

### 6. **RESOLUTION NO. 15-01, CHANGING THE TRUSTEE ON THE CITY'S LIFE INSURANCE POLICY WITH WESTERN RESERVE LIFE**

Paul Isaac, Assistant City Manager/HR Director, discussed proposed Resolution No. 15-01 that would change the trustee on the City's life insurance policy with Western Reserve Life.

He stated the proposal would change the trustee on the Western Reserve Life insurance policy from Shirlayne George to Aimee Tye-Critchley. A former employee of the City, Terry Keefe, desired to change the beneficiary on the Western Reserve Life insurance policy he had with West Valley City as he retired from Layton City at the end of this year. The proposed resolution would allow the City to make that change after Aimee Tye-Critchley became the trustee.

Mr. Isaac, further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-01 at the Regular Council Meeting scheduled January 6, 2015, at 6:30 P.M.

### 7. **RESOLUTION NO. 15-02, APPROVE A RIGHT-OF-WAY AGREEMENT WITH EL DORADO INVESTMENT COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 4899 WEST 2100 SOUTH**

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### **(PARCEL 14-24-227-006) AND ACCEPT A SPECIAL WARRANTY DEED AND STORM DRAIN EASEMENT**

Public Works Director, Russell Willardson, discussed proposed Resolution No. 15-02 that would approve a Right-of-Way Agreement with El Dorado Investment Company, L.C., a Utah Limited Liability Company, for property located at 4899 West 2100 South (Parcel 14-24-227-006) and accept a Special Warranty Deed and Storm Drain Easement.

He stated El Dorado Investment Company, L.C. had signed a Right-of-Way Agreement and agreed to sign a Special Warranty Deed and Storm Drainage Easement for property located at the above-referenced location.

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for the purchase of 28,325 square feet (0.650 acres) of property would be in the amount of \$141,600.00 based on an appraisal report prepared by the DH Group, LLC.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-02 at the Regular Meeting scheduled January 6, 2015, at 6:30 P.M.

8. **RESOLUTION NO. 15-03, APPROVE A RIGHT-OF-WAY AGREEMENT WITH EL DORADO INVESTMENT COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 4899 WEST 2100 SOUTH (PARCEL 14-24-227-007) AND ACCEPT A SPECIAL WARRANTY DEED AND STORM DRAIN EASEMENT**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-03 that would approve a Right-of-Way Agreement with El Dorado Investment Company, L.C., a Utah Limited Liability Company, for property located at 4899 West 2100 South (Parcel 14-24-227-007) and accept a Special Warranty Deed and Storm Drain Easement.

He stated El Dorado Investment Company, L.C. had signed a Right-of-Way Agreement and agreed to sign a special Warranty Deed and a Storm Drainage Easement for property located at 4899 West 2100 South (Parcel 14-24-227-007).

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for purchase of 88,227 square feet (2.025 acres) of property would be in the amount of \$441,200.00 based on an appraisal report prepared by the DH Group, LLC.

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Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-03 at the Regular Meeting scheduled January 6, 2015, at 6:30 P.M.

9. **RESOLUTION NO. 15-04 APPROVE A RIGHT-OF-WAY AGREEMENT WITH EL DORADO INVESTMENT COMPANY, L.C. A UTAH LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 5065 WEST 2100 SOUTH (PARCEL 14-24-201-007) AND ACCEPT A SPECIAL WARRANTY DEED**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-04 that would approve a Right-of-Way Agreement with El Dorado Investment Company, L.C. a Utah Limited Liability Company, for property located at 5065 West 2100 South (Parcel 14-24-201-007) and accept a Special Warranty Deed.

He stated El Dorado Investment Company, L.C. had signed a Right-of-Way Agreement and agreed to sign a Special Warranty Deed for property located at 5065 West 2100 South (Parcel 14-24-201-007).

The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for purchase of 3,762 square feet of property would be in the amount of \$153,900.00 based on an appraisal report prepared by the DH Group, LLC.

Mr. Willardson further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-04 at the Regular Meeting scheduled January 6, 2015, at 6:30 P.M.

10. **RESOLUTION NO. 15-05, APPROVE A RIGHT-OF-WAY AGREEMENT WITH EL DORADO INVESTMENT COMPANY, L.C., A UTAH LIMITED LIABILITY COMPANY, FOR PROPERTY LOCATED AT 4901 WEST 2100 SOUTH (PARCEL 14-24-226-003) AND ACCEPT A SPECIAL WARRANTY DEED**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-05 that would approve a Right-of-Way Agreement with El Dorado Investment Company, L.C., a Utah Limited Liability Company, for property located at 4901 West 2100 South (Parcel 14-24-226-003) and accept a Special Warranty Deed.

He stated El Dorado Investment Company, L.C. had signed the Right-of-Way Agreement and agreed to sign a Special Warranty Deed for the subject property.

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The subject parcel was one of the properties affected and benefitted by construction of the 2400 South 4800 West Roadway Extension Project that would extend from 2400 South eastward to 4800 West and north to the SR-201 South Frontage Road. Compensation for the purchase of 56,343 square feet of property would be in the amount of \$281,800.00 based on an appraisal report prepared by the DH Group, LLC.

The Public Works Director further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The City Council will consider proposed Resolution No. 15-05 at the Regular Council Meeting scheduled January 6, 2015, at 6:30 P.M.

**11. RESOLUTION NO. 15-06, ACCEPT A SPECIAL WARRANTY DEED FROM TYP COMPANY FOR A PORTION OF PROPERTY LOCATED AT 4071 SOUTH 4000 WEST (PARCEL 15-32-354-030)**

Russell Willardson, Public Works Director, discussed proposed Resolution No. 15-06 that would accept a Special Warranty Deed from TyP Company for a portion of property located at 4071 South 4000 West (Parcel 15-32-354-030).

He stated TyP Company had signed a Special Warranty Deed for right-of-way on 4000 West. He indicated TyP Company was the owner of the property for the proposed BKP Dental Development. The description for the subject property currently extended to the centerline of 4000 West. As the right-of-way had not been previously dedicated or conveyed to the City, conveyance of right-of-way to a 40-foot half width had been required as a condition of building permit approval. The West Valley City Major Street Plan showed 4000 West as an 80-foot right-of-way (40 foot each side of the section line/centerline).

The Public Works Director further reviewed and discussed the proposed Resolution and answered questions from members of the City Council.

The Council will consider proposed Resolution No. 15-06 at the Regular Council Meeting scheduled January 6, 2015, at 6:30 P.M.

**12. NEW BUSINESS SCHEDULED JANUARY 6, 2015:**

**A. HEAR AND CONSIDER AN APPEAL OF THE CITY MANAGER'S DENIAL OF A GRAMA REQUEST FROM NATE CARLISLE OF THE SALT LAKE TRIBUNE**

City Attorney, Eric Bunderson, stated an appeal of the City Manager's denial of a GRAMA request from Nate Carlisle of the Salt Lake Tribune had been scheduled to be heard by the City Council at the Regular Council Meeting on January 6, 2015.



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He stated a packet of information and documentation had been uploaded to the agenda for access by all members of the City Council.

Using PowerPoint, the City Attorney, discussed a timeline of the request and informed regarding procedures for the public hearing and advised that details of the appeal would not be discussed at this time, but rather be presented at the public hearing.

Mr. Bunderson answered question from members of the Council regarding procedures and definition of records classifications including “public,” “protected,” and “private.”

### 13. **COMMUNICATIONS:**

#### A. **WEST VALLEY FIBER NETWORK UPDATE**

City Manager, Wayne Pyle, informed regarding ongoing meetings with other cities about the fiber network and advised a report would be given when those discussions had been completed.

#### B. **COUNCIL UPDATE**

Mayor Bigelow referenced a Memorandum previously received from the City Manager that outlined upcoming meetings and events as follows:

November 20, 2014

– January 3, 2015 Trees of Diversity Exhibit, UCCC

December 17, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.

December 19, 2014 So You Think You Can Dance Live, Maverik Center, 8:00 P.M.

December 22, 2014 WorldStage! Winter Concert featuring the West Valley Symphony, UCCC, 7:00 P.M.

December 24 & 25, 2014 Christmas Holiday – City Hall closed

December 27, 2014 Utah Grizzlies vs. Colorado Eagles, Maverik Center, 7:05 P.M.

December 29, 2014 Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 7:05 P.M.

January 1, 2015 New Year’s Day Holiday – City Hall closed

January 2, 2015 All Star Monster Truck Tour, Maverik Center, 7:30 P.M.

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January 3, 2015	All Star Monster Truck Tour, Maverik Center, 2:00 P.M. & 7:30 P.M.
January 6, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
January 7, 2015	Meet with Mayor Bigelow, City Hall, 4:30 P.M. – 6:00 P.M.
January 7, 2015	Community Meeting with Mayor Bigelow, Location TBD, 7:00 P.M. – 8:30 P.M.
January 7, 2015	Utah Grizzlies vs. Alaska Aces, Maverik Center, 7:05 P.M.
January 9, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
January 10, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
January 13, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
January 19, 2015	Martin Luther King, Jr. Holiday – City Hall closed
January 19, 2015	Utah Grizzlies vs. Ontario Reign, Maverik Center, 1:35 P.M.
January 20, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
January 23, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
January 27, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
January 31, 2015	PBR Blue Def Velocity Tour, Maverik Center, 7:00 P.M.
February 3, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
February 5, 2015	Dancing With The Stars: Live! Tour, Maverik Center, 8:00 P.M.

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February 6, 2015	Utah Grizzlies vs. Bakersfield Condors, Maverik Center, 7:05 P.M.
February 10, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
February 16, 2015	President's Day Holiday – City Hall closed
February 16, 2015	Utah Grizzlies vs. Idaho Steelheads, Maverik Center, 1:35 P.M.
February 17, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
February 18, 2015	Police Department Awards Banquet, UCCC, 7:00 P.M. – 9:00 P.M.
February 20 & 21, 2015	Council Strategic Planning Meeting (Details to follow)
February 24, 2015	Council Study Meeting, 4:30 P.M. and Regular Council Meeting, 6:30 P.M.
February 25, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.
February 28, 2015	Utah Grizzlies vs. Stockton Thunder, Maverik Center, 7:05 P.M.

**C. REVIEW DRAFT AGENDAS FOR REDEVELOPMENT AGENCY AND HOUSING AUTHORITY MEETINGS SCHEDULED JANUARY 6, 2015**

Mayor Bigelow advised regarding the draft Agendas for Redevelopment Agency and Housing Authority meetings scheduled January 6, 2015. He indicated consideration of approval of minutes had been listed on both agendas.

**D. DISCUSSION REGARDING “OTHER” ITEM APPEARING UNDER COMMUNICATIONS ON AGENDA**

Mayor Bigelow stated it had been suggested by a Council member to change the “other” item appearing on the agenda to “potential discussion items or upcoming agenda items,” or something similar. Upon discussion, the Council expressed a consensus to list that category on the agenda as “Potential Future Agenda Items,” and so instructed the City Recorder.

**14. COUNCIL REPORTS:**

**A. COUNCILMEMBER TOM HUYNH – LUNCHEON AT HENRY DAY FORD AND REQUEST**

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Councilmember Huynh reported regarding a recent luncheon at Henry Day Ford and concerns expressed by that business that included a request for a cap on additional used car businesses coming into the City.

Councilmember Rushton indicated neighboring cities were looking for legislative assistance regarding car dealerships.

City Manager, Wayne Pyle, responded to the suggestion and also discussed what other cities were talking about in State mandated zones regarding car dealerships. He discussed the City's position of being opposed as it would hurt West Valley City. He stated there would be further discussion regarding the legislative agenda within the next few weeks.

Councilmember Buhler expressed the need to consider free market principles and not meddle in matters such as these as it favored one business over another.

**B. COUNCILMEMBER STEVE VINCENT – OBSERVATIONS REGARDING CITY'S NEW WEBSITE**

Councilmember Vincent indicated he had viewed the City's new and improved website. He informed it looked better and was easy to navigate.

**C. MAYOR RON BIGELOW – COG MEETING WITH LEGISLATORS**

Mayor Bigelow reported regarding a recent Salt Lake County Council of Governments (COG) meeting held with legislators at which he made a presentation regarding transportation. He also had engaged in conversations with the Utah Department of Transportation (UDOT) regarding transportation issues.

**THERE BEING NO FURTHER BUSINESS OF THE WEST VALLEY CITY COUNCIL, THE STUDY MEETING OF TUESDAY, DECEMBER 16, 2014, WAS ADJOURNED AT 6:13 P.M., BY MAYOR BIGELOW.**

I hereby certify the foregoing to be a true, accurate and complete record of the proceedings of the Study Meeting of the West Valley City Council held Tuesday, December 16, 2014.

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Sheri McKendrick, MMC  
City Recorder